FOR SALE / LEASE

Freestanding Building in Boutique Neighborhood

154 Sherbrook Street, Winnipeg, Manitoba





OPPORTUNITY FOR LIVE-WORK



EXCELLENTTRANSIT



WALKER'S
PARADISE



Shindico

FOR SALE / LEASE

154 Sherbrook Street, Winnipeg, Manitoba



ZONING MAP



PROPERTY SUMMARY

1,844 +/- SF
4,964 +/- SF
\$450,000
\$3,500/month
\$9,135.64
C2

^{*}The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence $\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{2} \left(\frac{1}{2} \right) \left(\frac{$

FEATURES

- Owner / Occupier opportunity suitable for medical, retail, and a variety of office applications.
- Potential for live-work with suites on the upper floors.
- Potential to redevelop the property allowing for 8-10 residential units with main floor commercial.

LOCATION

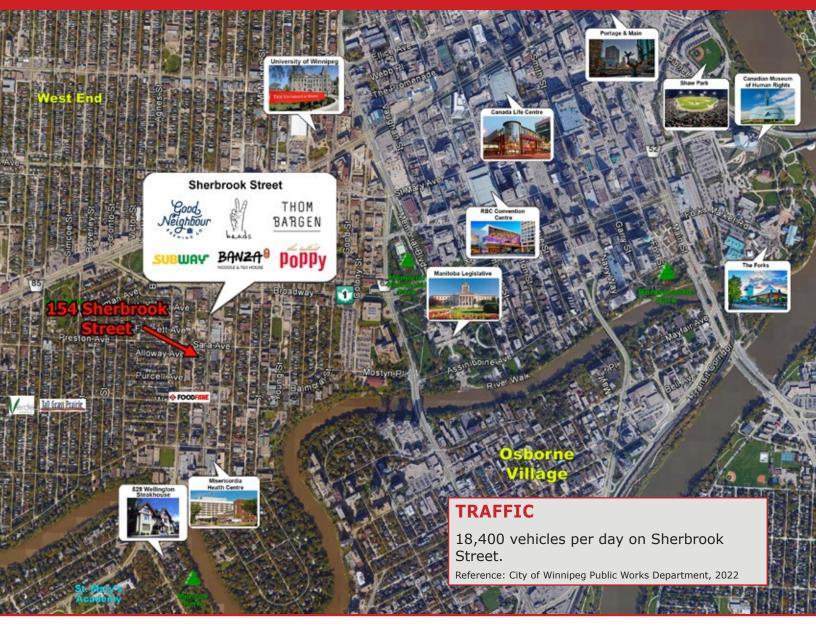
- Minutes from the Misericordia Hospital, University of Winnipeg, and Health Science Centre.
- This corridor of West Broadway has seen an influx of infill development including redevelopments to both commercial and residential uses.
- West Broadway is amenity rich with arts & music culture, boutique retail, and a variety of restaurants and cafes.

DEMOGRAPHICS	3 km.	5 km.
	Radius	Radius
Total Population	123,217	233,443
Daytime Population	223,943	345,760
Households	59,125	105,257
Median Age	37.3	37.9
Avg. Household Income	\$87,346	\$92,656

Environics Analytics ©2023

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FOR MORE INFORMATION, PLEASE CONTACT:

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ShindicoSucceeding by Helping Others Succeed





Shindico is dedicated to the protection of the environment and the communities that we are a part of.